

IN RE: PETITION FOR VARIANCE
SW/S York Road, 55' NW of the
c/l of Aylesbury Road
(1900 York Road)
8th Election District
4th Councilmanic District

Regent Development Company
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-188-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 1900 York Road, located on the southwest side of its intersection with Aylesbury Road in Towson. The Petition was filed by the owner of the property, Regent Development Company, by Howard S. Epstein, President, and Salvo Auto Parts of Timonium, Inc., by Joseph C. Salvo, Jr., President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 67 parking spaces in lieu of the required 81 spaces, and from Section 409.8.A.4 of the B.C.Z.R. to permit a parking setback from a street right-of-way of 8 feet in lieu of the required 10 feet for existing conditions. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Howard Epstein, owner of the property, Joseph Salvo and Kirk Salvo, Contract Purchasers, Paul Lee, Professional Engineer who prepared the site plan for this property, Wes Guckert, Traffic Engineering expert, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.81 acres, more or less, zoned M.L.-I.M. and is improved with a one-story building of 11,415 sq.ft., and an office and laboratory building of 6,950 sq.ft. The co-Petitioners, Salvo Auto Parts, wishes to locate one of its businesses within the larger of the two buildings on the subject property. Testimony indicated that because the adjacent building on the site is used for office space, additional parking is required for the proposed use. Furthermore, some of the parking spaces currently provided on the site are located 8 feet from the right-of-way of Aylesbury Road and thus, a variance from parking setback requirements is necessary to legitimize existing conditions.

On behalf of the Petitioners, Mr. Salvo testified that he met with representatives of the Greater Timonium Community Council, and in particular, Eric Rockel, that organization's President, to present their plans for the subject site. By letter dated November 19, 1996, which was marked as Petitioner's Exhibit 2, Mr. Rockel indicated that his association supports the relief requested by the Petitioners. Mr. Salvo testified that he will continue to work with Mr. Rockel and the Greater Timonium Community Council in order to develop the site consistent with the concerns of the surrounding neighborhoods.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING
12/1/96
Kop

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

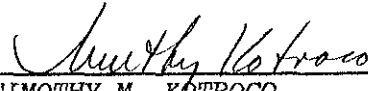
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of December, 1996 that the Petition for Variance seeking relief from Section 409.6 of the Baltimore County Zoning

Regulations (B.C.Z.R.) to permit 67 parking spaces in lieu of the required 81 spaces, and from Section 409.8.A.4 of the B.C.Z.R. to permit a parking setback from a street right-of-way of 8 feet in lieu of the required 10 feet for an existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 6, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW/S York Road, 55' NW of the c/l of Aylesbury Road
(1900 York Road)
8th Election District - 4th Councilmanic District
Regent Development Company - Petitioner
Case No. 97-188-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Howard S. Epstein, President, Regent Development Co.
923 Hamilton Mall, Allentown, Pa. 18101

Mr. Joseph C. Salvo, Jr., President, Salvo Auto Parts, Inc.
14 Back River Neck Road, Baltimore, Md. 21221

Mr. Paul Lee
304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case File

MICROFILMED



Petition for Variance

#188

97-188-A

to the Zoning Commissioner of Baltimore County
for the property located at 1900 York Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

409.6 of the Baltimore County Zoning Regulations to permit 67 parking spaces in lieu of the required 81 parking spaces. (A variance of 14 parking spaces).

409.8.A.4 of the Baltimore County Zoning Regulations to permit an existing 8 foot setback for parking from an existing road right-of-way in lieu of required 10 feet. (A variance of 2 feet).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Prospective

Contract Purchaser/Lessee:

Salvo Auto Parts of Timonium, Inc.

(Type or Print Name)

By:

Signature Joseph C. Salvo, Jr., President

14 Back River Neck Road

Address

Baltimore

City

MD

State

21221

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Regent Development Company

(Type or Print Name)

By:

Signature

Howard S. Epstein, President

(Type or Print Name)

Signature

923 Hamilton Mall

Address

(610) 434-7611

Phone No.

Allentown

City

PA

State

18101

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hr.

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

10/23/96

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Zoning Administration
& Development Management

Paul Lee, P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5941

97-188-A

DESCRIPTION

1900 YORK ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being located on the west side of York Road 55 feet from the center of Aylesbury Road, thence binding on the west side of York Road (1) North $19^{\circ}45'43''$ West 235.00 feet, thence leaving said west side of York Road (2) South $70^{\circ}14'17''$ West 255.00 feet, and (3) South $19^{\circ}45'43''$ East 250.00 feet to the north side of Aylesbury Road; thence binding on the north side of Aylesbury Road (4) North $70^{\circ}14'17''$ East 240.00 feet and (5) North $25^{\circ}14'17''$ East 21.21 feet to the place of beginning.

Containing 1.46 acres of land, more or less, and saving and excepting that portion of land for highway widening as shown on S.H.A. Plat #41987.



MICROFILMED

188

Engineers — Surveyors — Site Planners

10/15/96

L.O. 06002



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 188

Petitioner: Salvo Auto Parts

Location: 1900 York Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert Hoffman

ADDRESS: 210 Allegheny Ave

Towson, MD 21204

PHONE NUMBER: (410) 494-6200

AJ:ggs

(Revised 09/24/96)

MICROFILMED



CERTIFICATE OF POSTING

RE: Case No.: 97-188-A

Petitioner/Developer: SALVO REALTY, ETAL
c/o ROB HOFFMAN, ESQ

Date of Hearing/Closing: 11/22/96

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1900 YORK ROAD
@ AYLESBURY ROAD

THE SIGN WAS POSTED :

11/5/96

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, Jr. 11/8/96
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

ADNT VALLEY, MD. 21030
(City, State, Zip Code)

666-5366

(Telephone Number)

MICROFILMED

ZONING NOTICE

Case #: 97-188-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE : ROOM 106, COUNTY OFFICE BUILDING

TIME & DATE : FRIDAY, NOV 22, 1996 AT 11:00AM

VARIANCE : TO PERMIT 67 PARKING SPACES
IN LIEU OF THE REQUIRED 51 PARKING SPACES;
AND TO PERMIT AN EXISTING 8 FT SETBACK
FOR PARKING FROM AN EXISTING ROAD
RIGHT-OF-WAY IN LIEU OF THE REQUIRED 10 FT

PETITIONER SIGN AND DATE THE CERTIFICATE OF POSTING
FOR THE SIGN AND DATE THE CERTIFICATE OF POSTING

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: *to permit 67 parking spaces in lieu of 81*
to permit an 8' street setback in lieu
of 10' for parking spaces

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
November 7, 1996 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-188-A (Item 188)
1900 York Road
W/S York Road, 55' N of c/l Aylesbury Road
8th Election District - 4th Councilmanic
Legal Owner(s): Regent Development Company
Contract Purchaser/Lessee: Salvo Auto Parts of Timonium, Inc.

Variance to permit 67 parking spaces in lieu of the required 81 parking spaces; and to permit an existing 8 ft. setback for parking from an existing road right-of-way in lieu of the required 10 ft.

HEARING: FRIDAY, NOVEMBER 22, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-188-A (Item 188)
1900 York Road
W/S York Road, 55' N of c/l Aylesbury Road
8th Election District - 4th Councilmanic
Legal Owner(s): Regent Development Company
Contract Purchaser/Lessee: Salvo Auto Parts of Timonium, Inc.

Variance to permit 67 parking spaces in lieu of the required 81 parking spaces; and to permit an existing 8 ft. setback for parking from an existing road right-of-way in lieu of the required 10 ft.

HEARING: FRIDAY, NOVEMBER 22, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Regent Development Company
Salvo Auto Parts of Timonium, Inc.
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 7, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

UNRECORDED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 18, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 188
Case No.: 97-188-A
Petitioner: Regent Development Co.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: November 14, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for November 12, 1996
 Item No. 188

The Development Plans Review Division has reviewed the subject zoning item. Conformance with the Class 'B' screen requirement of the Baltimore County Landscape Manual is required as a condition of the change of use permit. This Class 'B' landscaping will be applied as detailed understory to the existing trees that must not be removed.

The parking layout shall be consistent with the proposed traffic flow.

RWB:HJO:jrb

cc: File

ZONE36C

MICROFILMED

BALTIMORE COUNTY, MARYLAND

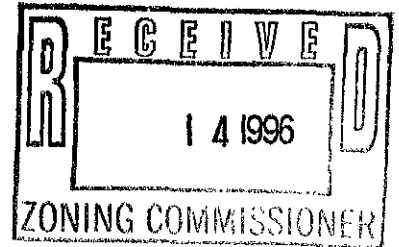
INTER-OFFICE CORRESPONDENCE

Jim
97-188-A
11/22/96

TO: Arnold Jablon, Director
Permits and Development Management

DATE: November 13, 1996

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning



SUBJECT: 1900 York Road

INFORMATION:

Item Number: 188

Petitioner: Salvo Auto Parts of Timonium, Inc.

Property Size: _____

Zoning: _____

Requested Action: _____

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The Petitioner requests a Variance from Section 404.6 of the BCZR to permit 67 parking spaces in lieu of the required 81 spaces and Section 409.8A.4 to permit an 8 foot setback for parking spaces to street right of way in lieu of the required 10 feet. If granted, this will allow the revitalization of the existing vacant building and continued use of an office and laboratory.

It should be noted that the site was the subject of a rezoning request during the 1996 Comprehensive Map Process, Issue 4-033. Rezoning from ML - IM to BL was approved by the Baltimore County Council and will be effective on December 2, 1996. The retail use requires the BL zoning.

The site is located within the Hunt Valley-Timonium Redevelopment Study (adopted by the Baltimore County Planning Board on 4/15/93). The study recommends that as sites redevelop there should be an improvement of the visual quality along the York Road Commercial Corridor and sidewalks should be provided to allow for better pedestrian movement and access to the light rail station.

Revitalization of this site is in keeping with the spirit and intent of the Hunt Valley-Timonium Redevelopment Study. This office recommends approval of the requested variances after December 2, 1996, provided the following conditions have been met:

1. A landscape plan should be submitted to the Office of Planning and the County's Landscape Architect.
2. A sidewalk should be added along Aylesbury Road.

ITEM128/PZONE/ZAC1

MICROFILMED

TO: Arnold Jablon, Director, PDM
FROM: Arnold F. "Pat" Keller, III, Director, OP
SUBJECT: 1900 York Road
ITEM NUMBER: 188

3. A sign detail should be provided for any freestanding sign. A ground mounted sign is preferred. The location of the sign should be shown on the approved plan.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL: rdn

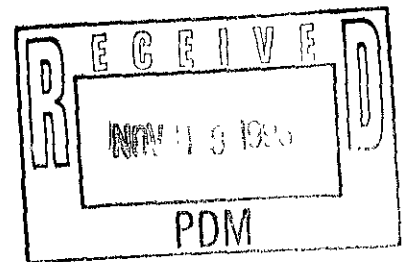
RECEIVED

ITEM128/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



Office of the Fire Marshal
(410) 887-4880

DATE: 11/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: REGENT DEVELOPMENT COMPANY

Location: W/S YORK RD. 55' N OF CENTERLINE AYLESBURY RD. (1900 YORK RD.)

Item No.: 188

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

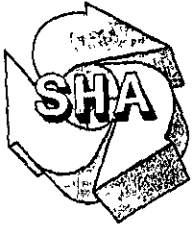
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 188

11.6.94
(MSK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Nov. 1 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 4 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 183 190
 184 191
 186 193
 187 195
 (188)

RBS:sp

BRUCE2/DEPRM/TXTSBP

UNRECORDED

PETITION PROBLEMS

#188 --- MJK

1. Petition is for variance; receipt says special exception for \$250.

#189 --- MJK

1. Notary section is incomplete.

#191 --- JLL

1. No item number on petition form.
2. Notary section invalid (no notary seal).

#192 --- CAM

1. No review information on petition form.

#195 --- CAM

1. Notary section is incomplete.

10/28/96

MICROFILMED

RE: PETITION FOR VARIANCE
1900 York Road, W/S York Road, 55' N of
c/l Aylesbury Road, 8th Election
District, 4th Councilmanic

Legal Owner(s): Regent Development Co.
Contract Purchaser/Lessee: Salvo Auto
Parts of Timonium, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-188-A
*

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21286, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PETITIONER(S) SIGN-IN SHEET

ADDRESS

216 Alchemy 2/204

301 W. Penn Ave 21204

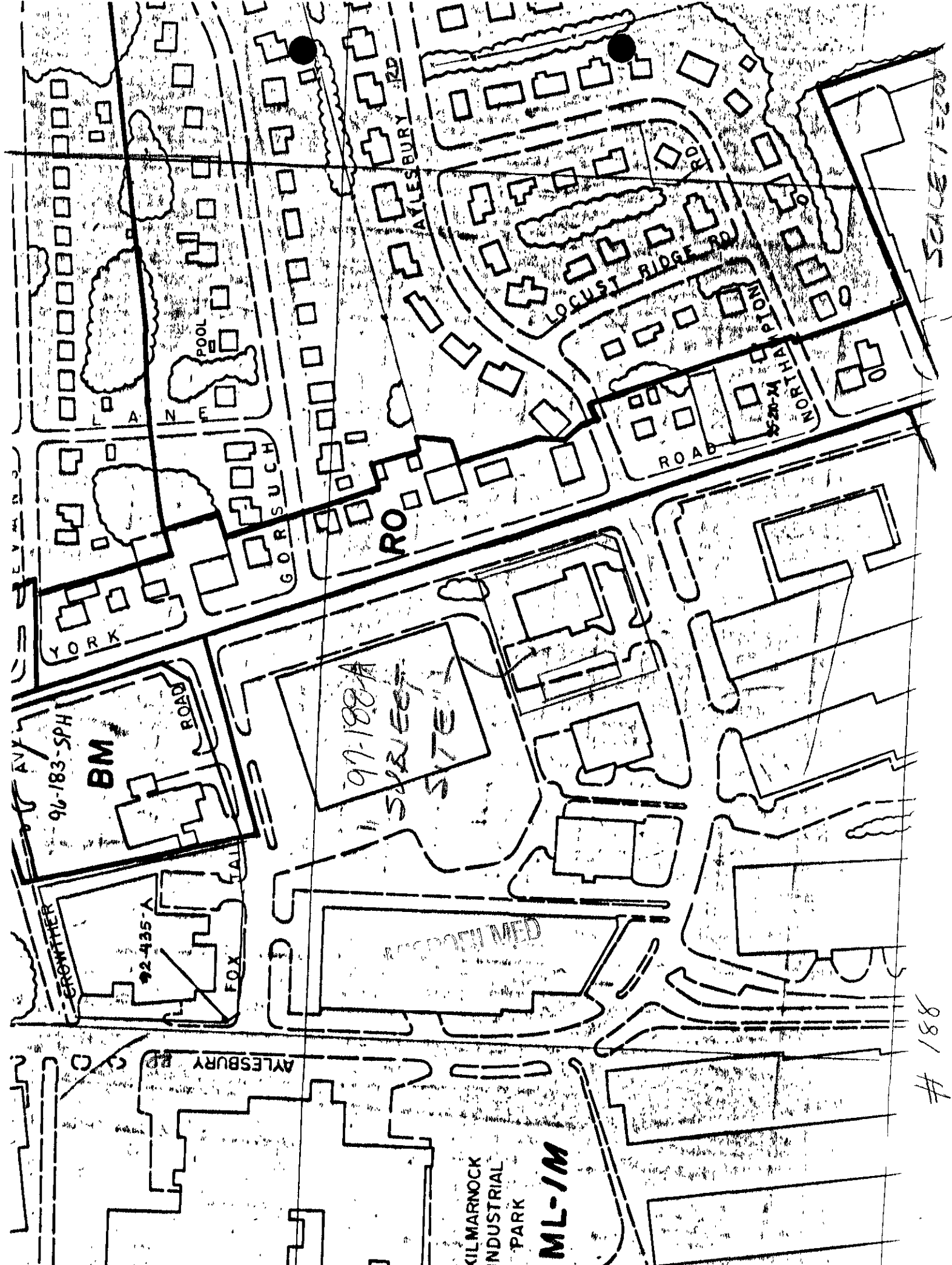
11721 Bellvue Ave. 21087

7424 Goretzner Rd 21087

40 W. CROSBY RD NO 21204

P.O. Box 566 Allenton, PA 18705





SCALE 1:200

981 #

96-183-SPH

BM

92-435-A

97-188A
STREET
SITE

RESERVED

KILMARNOCK
INDUSTRIAL
PARK
ML-1M

Greater Timonium Community Council

Box 276, 9 B West Ridgely Road
LuthervilleTimonium, Maryland 21093
November 19, 1996

Messrs. Lawrence Schmidt and
Timothy Kotroco
Office of the Zoning Commissioner
of Baltimore County
Old Court House
Towson, Maryland 21204

PETITION
EXHIBIT 2

Re: Case # 97-188-A
1900 York Road

Dear Messrs. Schmidt and Kotroco:

Salvo Auto Parts of Timonium, Inc. advised our board of directors in advance of their need to seek variances with regard to the number of parking spaces, 67 in lieu of the required 81, and parking setback from the street right of way, 8 feet instead of 10, in their redevelopment of this site at 1900 York Road. We have worked with the Salvos in their planning for this property, and we are encouraged by their commitment to providing an attractive site. In light of this working relationship, we do not oppose the variances requested.

Please incorporate this letter in the record and consider our opinion in your deliberation of the matters.

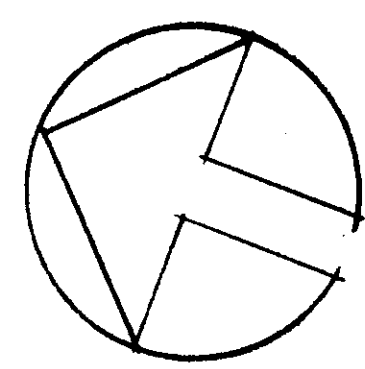
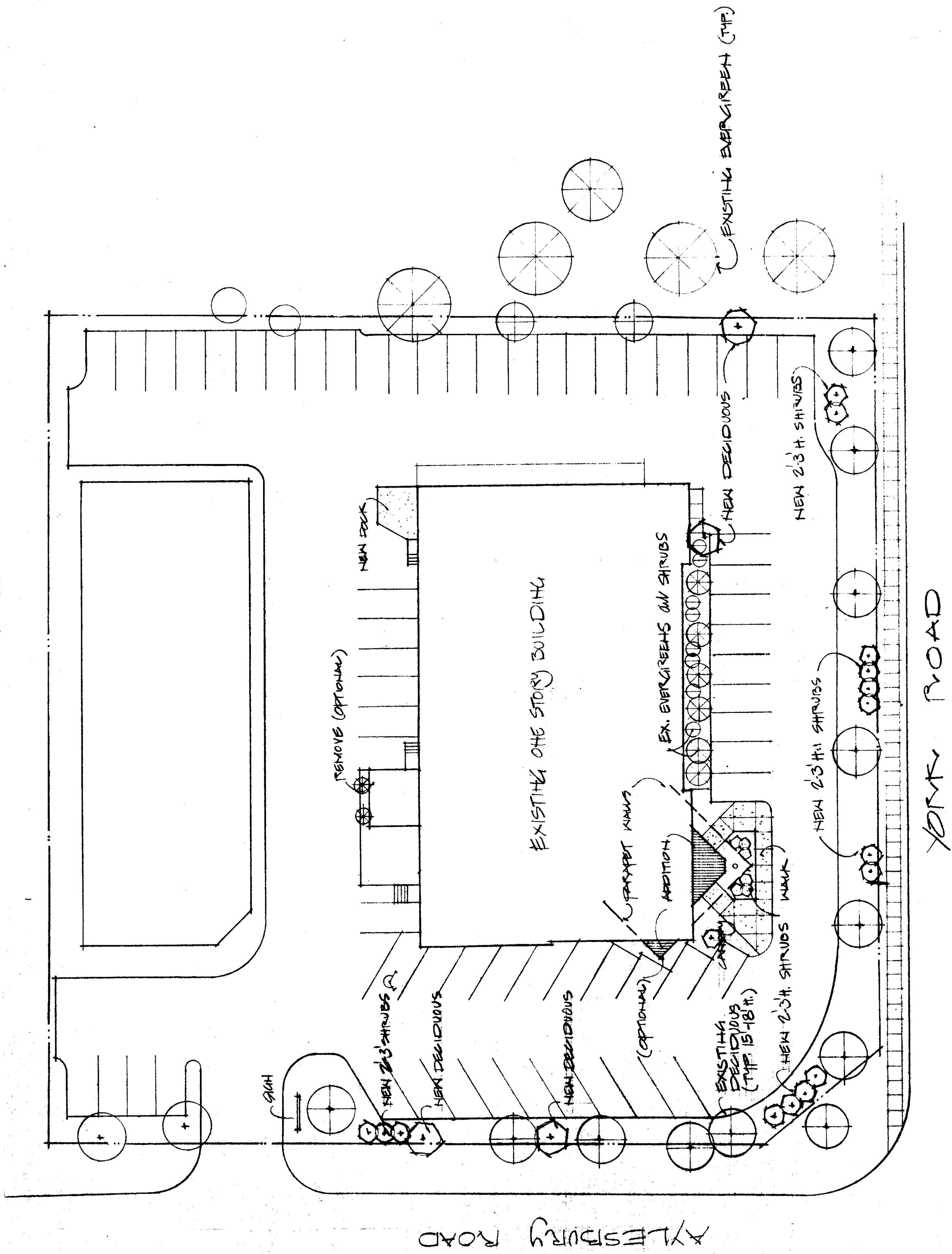
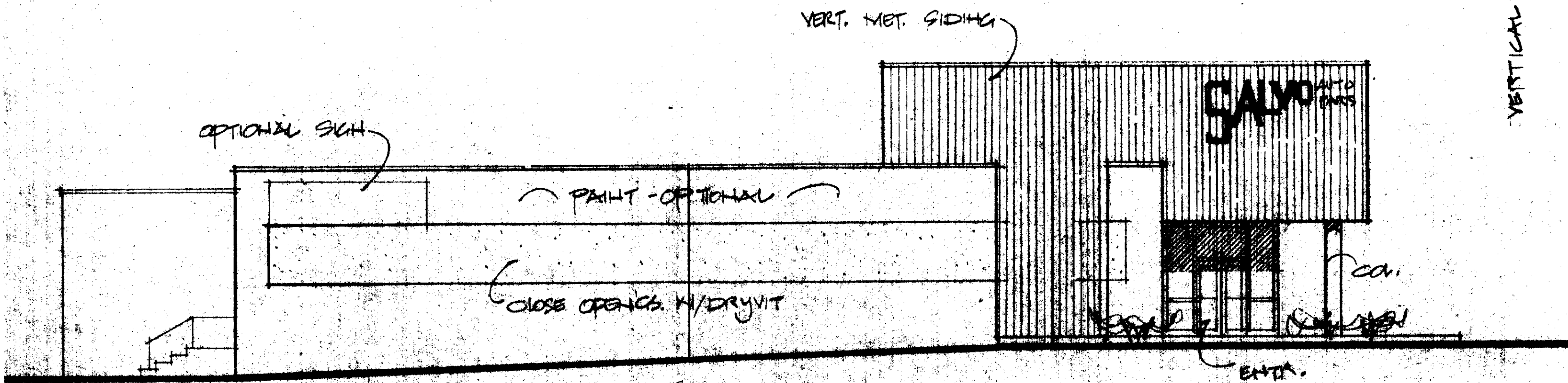
Sincerely,



Eric Rockel
President

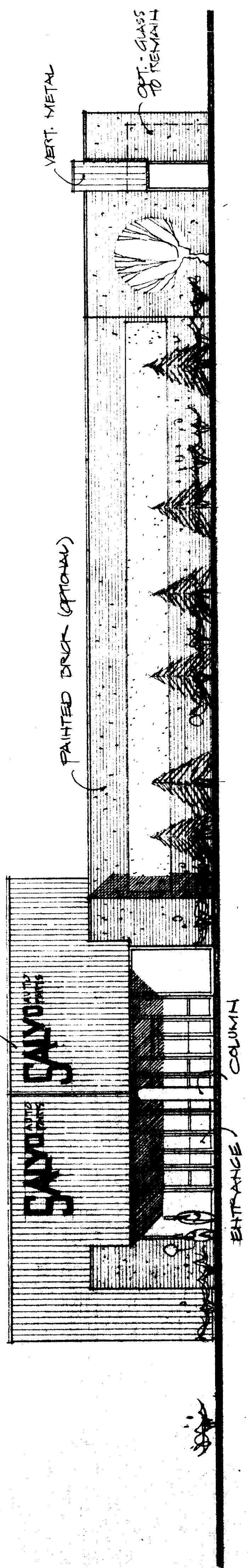
RECEIVED

AYLESBURY ROAD ELEVATION SCALE: 1/8" = 1'-0"



SITE and BUILDING STUDY SCALE: 1/8" = 20'-0"

VERTICAL METAL (COLOR TO BE / CON. ASSOC.)



YORK ROAD ELEVATION STUDY SCALE: 1/8" = 1'-0"

TIMONIUM OUTLET



YORK and AYLESBURY ROADS
TIMONIUM, MARYLAND

ROBERT T. HOFMANN and ASSOC., INC. - ARCHITECTS

92-20 / FEB. 12, 1996 and FEB. 27, 1996
JUNE 13, 1996

MICROFILMED

06-11-96
E.A. 11-96

